145 BUSINESS OPPORTUNITIES

! BARGAIN !
EXCLUSIVE AUTO COURT
PLUS 25 ACRES. 12 UNITS. NOT NEW, BUT GOOD.
GROCERY STORE, GAS PUMPS
SEA FRONTAGE, QUALICUM BAY
LOTS OF ROOM FOR EXPANSION
PRICE $35,000
DOWN $10,500
PLEASE NO TRIFLERS
PHONE SID BENTLEY
EV 5-9765. Eves. EV 2-6600
FAIRFIELD REALTY, 335 Cook St

Ker & Stephenson Ltd.
Investments
GOOD DUPLEX, ONE BLOCK FROM PARLIAMENT BUILDINGS, BEST TYPE OF TENANTS, RETURNING 10% $13,500
SEVEN - SUITE APARTMENT BLOCK, NEW AND IN EXCELLENT RENTAL AREA. IDEAL FOR OWNER MANAGEMENT. CAN BE HANDLED FOR $25,000
CITY PROPERTY IN GOOD CENTRAL LOCATION, STORES ON STREET AND SUITES ABOVE. BETTER THAN 10% NET RETURN. $70,000
FOR FURTHER PARTICULARS PLEASE CONTACT J. H. FORD, EV 5-3411, A. L. WAGNER, ANYTIME.
Consultation and advice freely given on Apartments, Hotels, Motels and all types of Commercial Properties.
KER & STEPHENSON LIMITED
909 Government Street

APARTMENT BLOCKS
ALL SHOWING GOOD RETURNS
7 One-bedroom suites all self-contained (OAK BAY BORDER) $55,000
4 Self-contained (CITY) $28,000
8 Suites (BRAND NEW, IN ESQUIMALT). $43,000
7 Suites (BRAND NEW, IN CITY) $55,000
Drop into the office and have a chat with Doug Lawson or Jim Ranson, Brown Bros Agencies Ltd., 1125 Blanshard St., EV 5-8771.

EXCLUSIVE 4 SUITES TERMS ESQUIMALT
EXCLUSIVE
THIS APT. BLOCK IS PRICED FAR BELOW REPLACEMENT COST. JUST OLD ENOUGH TO BE LANDSCAPED. PRICED FOR QUICK SALE. $25,500. PLEASE CALL ROY GREEN OR S. STEPHENS, EV 4-9755 ANYTIME. TAYLOR SPITTAL LTD.

ESTABLISH A PROFITABLE BUSINESS
As distributor for inexpensive home reducing machines or operating a Slenderizing Salon. Most amazing value ever offered: cash in on booming Slenderizing market. Will supply advertising mats, complete business system. Organization established 17 years. Exclusive territory, small capital required, unlimited potential. Write immediately giving details as to experience, state phone number. PRESTON REDUCING EQUIPMENT CO., 1545 Mackay Street, Montreal, P.Q.

PREMIER LOCATION DOWNTOWN
Choice parcel of property comprising block of stores leased to 1st class tenants. Yielding approx $17,000 per year and showing good net return on price of $140,000
Full particulars from EXCLUSIVE AGENTS
A. BERNARD & Co. Ltd.
629 Fort St. Phone EV 4-9335

GROCERY STORE
Country store with living quarters, on bus route. Good, solid business that can easily be increased. All buildings and fixtures with terms. $9,500 plus stock at invoice. Present owner has had the business for 12 years. Please call MRS. JOHNSTON, EV 5-6741 or EV 2-5655. Northwestern Securities of Victoria Ltd.

$25,000
I have a client with $25,000 to put down on an apartment up to seven suites in Oak Bay or Fairfield. If you are thinking of selling please call HOMER M. SMITH at EV 5-6741 or GR 7-1951. Northwestern Securities of Victoria Ltd.

EXCEPTIONAL OPPORTUNITY
For small boat haven and marina. Sixty-two acres with year-round protected waterfront. Three cottages, store building, recreation hall, wharf, 2 boats. Lovely clamshell beach, good fishing. Abundance of fresh water. Gasoline pump on wharf. Some floats. Recent developments which would immediately affect the income possibilities of this property will be discussed with any genuinely interested party. $37,500. Call Mr. Blenkinsop.
F. N. Cabeldu Ltd., EV 3-7174

$1,000 DOWN
STORE
2 SUITES
Corner location offered here for investment. Someone able to handle small grocery business. Vacant possession to whole building if required. L. Yeo, EV 2-7276, res., EV 3-7137. Rm 110, Town & Country Homes Ltd.

5 SUITES
Modern conversion, walking distance, new stucco, new wiring. Four 1-bedrm, one 2-bedrm, all self-contained. Lastly operated. Good terms. Nets app. $2,600. Asking $23,000
S. W. Anderson, EV 4-9305; res, EV 2-8917. Financial Survey Ltd.

FAIRFIELD
Four very good suites of living room, kitchen and dinette, one bedroom and bath each, oil hot-water heat set on 120'x130' lot, close to hospital park and city centre. Full price with $8,000 down, $24,900. Call W. R. McMahon, EV 2-8117, eves. GR 7-1455. Newstead Realty Ltd.

145 BUSINESS OPPORTUNITIES

FOR SALE OR RENT
Apartment and Business Block
Stucco building in new area, with accommodation for professional office for doctor and dentist, or stores. Opportunity for hardware, bicycle, 5 and 10-cent store business. Apartment consists of three bedrooms, cabinet electric kitchen, large living room with panoramic view.
Full Price $23,500
Terms can be arranged to suit purchaser, or would rent on long lease.
For further information, phone Ken Lowndes, GR 8-2151.
George Randall Limited
Phone EV 4-8109

ABSOLUTELY TROUBLE-FREE 5-PLEX
These 5 splendidly-built units each comprising LR with oak floors and firepace, 2 bedrms, kit and Pembroke bathrm and each unit having its own full cement bsmt and furnace. 5 garages. This property is located in the finest part of Fairfield and within 5 minutes from park and waterfront. Never a vacancy. Owner pays taxes and insurance only $39,500
Exclusive Agents
A. BERNARD & Co. Ltd.
629 Fort St. Phone EV 4-9335

FRASER BISCOE
750 PANDORA AVE. EV 3-9843
Drive-In Customer Parking
ROCKLAND - REVENUE
Sound investment: high location. 9 rents, units plus an owner's large suite included. Good parking space and double garage. Oil HOT WATER heating. Full price, with terms $26,250
Exclusive with Mr. Vandyke.
Office EV 3-9843, res. EV 2-6827

NEW NEW DUPLEX
NHA Side-by-Side
If you are looking for a good duplex then see this. Large living room with fireplace, 2 roomy bedrooms, thru hall, 4-piece bath, up-to-date electric kitchen with dining area. Full basement with roughed in rumpus rooms, laundry tubs, copper tanks, separate carports. If you are looking for the best then see this. $10,000 down. Full price $25,260. C. Mallett, office EV 2-2157, home EV 4-5670. Western Homes Ltd.

INCOME PROPERTY
Top location. Corner lot is 50'x120' on Burnside Rd., in the city. Large bldg. has living quarters, small attached store. Taxes and fire insurance $200 per year. Net income approximately $138.25 per month. Rented on a long-term lease. Has 6½ years to run.
Asking price $15,000
Clear title. Exclusive.
Contact Charles Gidey, EV 5-2458, res. EV 4-1690
BYRON PRICE REALTY

WANTED GUEST HOUSE
Consisting of about 8 bedrooms. Oil heat and in a good district. Good client, very anxious to buy. If you have such a place for sale, please call Joe Leibel, EV 5-9765 Eves. EV 3-1307.
FAIRFIELD REALTY, 335 Cook St

Flash!
Don't Miss This
Modern stucco block, 3 stores, on city corner lot, all rented; plus adjoining corner lot, vacant. Will show 12% a
asking price $13,650
Good mortgage at 5¼% available. Mr. Betts. EV 4-8318. EV 3-2998.
Exclusive
C. N. MONTAGUE CO.

GAS STATION CONFECTIONERY COFFEE BAR
Twelve miles from town. Gross sales 1958, $67,000. Excellent returns. Ideal for man and wife. Consider terms or trade. $12,500 includes stock, fixtures and business. Phone RON de MONTIGNY, EV 5-6741, Northwestern Securities of Victoria Ltd.

$300 DOWN
MEAT MARKET
GROCERY AND PRODUCE
Pay $50 per month on balance and rent $62. Long lease. L. Yeo, EV 2-7276. Res. EV 3-7137. Rm 110 Town & Country Homes Ltd. 1923 Quadra.

REVENUE WANTED NOW
DUPLEX, TRIPLEX CLIENTS AVAILABLE
THIS IS URGENT
C. Mallet, EV 2-2157, anytime
WESTERN HOMES LTD.

CITY GROCERY
HOME AND REVENUE
Store grossing over $52,000 year, new equipment valued $5,500; stock guaranteed $5,000; two 2-rm suites rented $95 month, plus owner's suite. All this for only (terms) $21,000
Mr. Holland of Swinertons, EV 3-7181; res, EV 4-765

THE ADVERTISER HAS obtained several agencies for Western Canada from English manufacturers of competitive quality merchandise. He has had 3 years' experience selling similar merchandise in Western Canada, where he has many firm connections. He wishes to contact a person interested in financing the presentation of these products and in return will guarantee to double the investment in one year. Victoria Press, Box 1723.

HARDWARE BUSINESS
Located in Oak Bay. Virtually no competition. Business increase approx. 20% over 1957. An ideal setup for a couple. Fully modern store with top-grade fixtures. Lease available. Price $9,200, plus stock (app. $16,000). Owner would also consider selling bldg., includes de luxe 3-rm. ste. Oil, HW heat. S. W. Anderson, EV 4-9305; res. EV 2-8917. Financial Survey Ltd.

BEACON HILL PARK
Ideal apartment site conveniently located near the above. A bargain at $18,500.
Further particulars from EXCLUSIVE AGENTS
A. BERNARD & CO. LTD.
629 Fort St. Phone EV 4-9335

WANTED TO BUY
Cash for building in main business district, prefer approx. 50-ft. frontage. Mr. King, King Realty, phone EV 2-2131.

$25,000-$50,000 AVAILABLE
Wanted — Commercial or other revenue property with better than average return. Victoria Press, Box 792

BE YOUR OWN BOSS. TEXACO leased service station, some capital required. Victoria Press Box 1717.

IT PAYS TO SHOP THE CLASSIFIED WAY

147 EXCHANGE REAL ESTATE

SALE -OR- TRADE
4-SUITE CONVERSION, CHOICE RENT AREA. NETS OVER 15% A REAL MONEY MAKER. OWNER WILL ACCEPT GOOD 4-ROOM HOUSE AS PART PAYMENT.
FULL PRICE $16,850
To view call Glen Robertson, Ph. EV 4-9308, EV 4-0833.
TAYLOR SPITTAL LTD.

IF YOUR HOUSE IS TOO SMALL TRADE IT
On this fine, large, 4-bedrm house in Rockland area.
Asking price $18,500
Ruth E. Hutcheson, EV 4-9318, GR 8-3536.
C. N. MONTAGUE CO.

OWNER OF DE LUXE 11-SUITE apartment block will accept your smaller revenue, bungalow or mortgages plus some cash. If you wish to consolidate your smaller holdings into one large quality apartment this may be just the opportunity you are looking for. A trouble-free 12% investment at $55,000 at positively the best apartment proposition in its class on today's market. Don Bacon, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 4-9237.

INTER-CITY HOUSE EXCHANGE
Attractive modern house in Nanaimo in district of good homes valued at $15,500, with clear title for similar property in Oak Bay-Beach Drive area. Contemplated move in June or early July. If interested write G. Jones, Resident Engineer, B.C. Forest Products Ltd., Crofton, B.C.

TRADE
Client has 6-rm bungalow, value about $9,000. Would trade for newer home with 3 bedrms and RR, up to about $17,000. Would take over mortgage or pay balance in cash. Call H. W. Blenkinsop, F. N. Cabeldu Ltd. EV 3-7174.

ESQUIMALT FOR ESQUIMALT
Trade 2-bedrm home with bsmt, Oil-O-Matic heat, for 3-bedrm home, no steps. Ted Chartres, EV 5-6741 or EV 5-5508. Northwestern Securities of Victoria Ltd.

LOVELY THREE-BEDROOM HOME to trade for two-bedroom or revenue property. Call T. Mullen, GR 7-3642 or office EV 5-8704. Frank A. Martin Agencies Ltd., 1114 Blanshard Street.

FOR EXCHANGES
of all kinds—property, mortgages, etc. — phone Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

CALL PAT SHEA, TRADERS Estates Ltd. for property trades of all kinds. 75 Victoria Crescent, Nanaimo. Phone 2250.

148 LISTINGS CANCELLED
4150 QUADRA SOLD BY ART Yells of Harry Foster Ltd.

149 LISTINGS WANTED

BELIEVE IT OR NOT my client WANTS to buy a home in VICTORIA WEST. Need at least 2 bedrooms, older O.K. Is your home for sale? Call Rachel Russell now EV 5-6741. Northwestern Securities of Victoria Ltd.

WANTED
Apartment block not over 10 years old. 7 suites is the size required, up to $60,000. All cash can be arranged in 3 years. Can pay $35,000 down. Call Len LeDoux, Ph. EV 5-9760. Fairfield Realty.

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING
Deal with the realtor of your choice. Your property is placed before the clientele of 31-member firms their salesmen, their contacts go to work for you.
MULTIPLE LISTING BUREAU
1216 Broad Street EV 2-2229

The wise intelligent person who has a home to sell in Victoria today, be it large or small, should sell the action way. "LIST NOW" with "MRS. WELLINGS" for quick, courteous service. Northwestern Securities of Victoria Ltd. Phone EV 5-6741, res., GR 7-2769.

LISTINGS OF ALL TYPES wanted by B. J. Merchant who has recently joined our firm of Frank A. Martin Agencies Ltd. Please phone office EV 5-8704, or res. EV 5-2108.

HAVE CASH CLIENT WANTING quality home of at least 3 bedrms and den. Preferably not over $20,000. Phone J. S. Boorman, Boorman Investment Co. Ltd., 611 Fort St., EV 3-7124; after hours, EV 2-5036.

T.C.A. PILOT URGENTLY REQUIRES 2 or 3-bedroom home, price secondary if $3,000 will handle. Call Mr. Clark, Western Homes Ltd., EV 2-2157, res. EV 2-3453.

COMMERCIAL PROPERTIES
Hotels, stores, courts, etc. — Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

150 HOUSES FOR SALE

CAPITAL CITY REALTY
650 Cormorant St EV 4 1923
THREE BEDROOMS
871 DARWIN
Here is something extra, attractive 3-bedrm bung, full basement, all oak floors, ige cab kit, wired for range, garage. A fine, almost new stucco home on sewer and available on very good terms. Don't pass it up.
Full price $10,950
Ken Walters, EV 5-7820 Evenings

GORDON HEAD RANCH TYPE
Lovely 6-rm stucco bung, LR 18x16 with FP, lge DR, cab kit, 4-pc bathroom, full cement basement with O-O-M and dr-in garage. A very good buy
(with terms) for $12,950
Dirk Okker, EV 2-0234 Evenings

THREE (Not Two)
$10,500
NEW
Full basement bungalow which features a new floor plan to offer the following features at this LOW LOW price.
1. Spacious LR with special fireplace and dining "L".
2. Cabinet kitchen, hardwood cupboards.
3. Colored Pembroke bath!
4. Three bedrooms, one panelled for DEN.
5. Full basement, drive-in garage, oil heat, space for rumpus.
This is the FIRST of fifteen similar homes. EXCLUSIVE with Phil Stimpson of Town & Country Homes Ltd. Let us discuss terms today. EV 2-7276 or EV 5-5842.

ONE BEDROOM
Gleaming white stucco bungalow with full basement and drive-in garage. Sunny living room with brick fireplace and cosy dinette with view. Cabinet kitchen wired for range, large twin-size bedroom, good lot partly landscaped. Good soil for vegetable, flowers, or fruit. Close to bus stop. Full Price $6950
ONLY $1,000 DOWN, BALANCE AT $65 A MONTH. CALL ERIC A. MACFADYEN, NORTHWESTERN SECURITIES OF VICTORIA LTD EV 5-6741—24-hr. service.

HOUSE FOR SALE AND MOVE IT. 1875 Fort St. EV 5-3180, EV 4-1088.

150 HOUSES FOR SALE

TAYLOR SPITTAL
821 FORT STREET EV 4-9308
YOUR PROTECTION IS OUR PROFESSION
NHA
3 BEDROOMS
Full Basement
Oil Heat
Drive-In Garage
AS LOW AS $500 DOWN
For further information please call Roy Green or Steve Stephens, EV 4-9755 anytime

REVENUE
Roomy duplex on nice street. Downstairs suite contains living room, dining room, large kitchen and bathroom, 3-room self-contained suite upstairs. Terms.
Full price $10,700
Call Bert Ralph EV 3-8944 or EV 4-9308

ESQUIMALT
This older-type family home for $1,600 down and payments of only $50 per mo including interest, consists of 3 bedrooms, dining room, living room and large kitchen. Situated on a nice lot on a good road.
Full price $5200
Call Bert Ralph, EV 3-8944 or EV 4-9308

CITY $500 DOWN
Older-type family home, close in, for $500 down and payments only $60 per month. Consists of 3 bedrooms, dining room, living room and large kitchen.
Full price $4800
To view call Glen Robertson EV 4-9308 - EV 4-0833

EXCLUSIVES $1500 DOWN
Will handle any one of these homes
DRIVE BY AND SEE
520 Craigflower
New 3 bedroom. Price $13,650
585 Tait St.
New 3 bedrooms. Price $15,750
1580 Pembroke
New 3 bedrooms. Price $14,750
3143 Tillicum
2 Bedrooms. Price $8500
907 Collinson
Older-type, 2 bedrooms. Price $6200
2582 Vancouver St.
3 Bedrooms. Price $10,950
1617 Blanshard
3 Bedrooms (Commercial). Price $12,500
1 Lot left in Esquimalt near new High School to be sold with building contract.
Another lot on corner Sunrise and Claremont. Wonderful view.
The above lots or homes may be bought with $1,500.
Phone S. Stephens or Roy Green anytime EV 4-9755

HOLLICK REALTY (1958) LTD.
CLARKE & WALLACE
1118 Quadra EV 5-8794
SEA VIEW
SIX ROOMS
NEW attractive and desirable home with some seclusion. It is located on a quiet street and has a wonderful view of the sea and mountains. This home is well planned and has every convenience, the rooms are all bright and spacious. It has a full high basement with provision made for rumpus room and bathroom. Clear title or terms.
Price $19,900
Mr Clarke, EV 5-8794, EV 2-6817
TRY $1500 DOWN
$75 PER MONTH
6½-room home in choice location. Extra lot, NHA approved, on sewer. HA heating.
Only $7850
Owner moving away. Contact C. Ness, EV 5-8794, EV 5-2791
COSY
5-ROOM BUNGALOW. High location, near bus and stores. Attractive living rm with wall-to-wall carpet. Din rm. Smart cab kitchen with new electric range. 2 bedrms. Vanity bath. Full basement. New oil furnace. Sep garage. Priced for quick sale $8000
Terms considered. T. Clarke or E. Wallace, EV 5-8794, EV 2-6817, EV 2-8493
$2500 DOWN
WEEKEND SPECIAL
Brand new 2-bedrm bung in one of Victoria's fast developing areas. Comprising large LR, elec cab kit, full basement which is suited for additional bedrm or rumpus rm. Auto oil heat. Carport. Reduced to $9950
Mr. Worsley, EV 5-8794, EV 4-6988
$3000 DOWN
BALANCE AS RENT
2-BR bungalow, 4 years old, 30x13 LR, 12x12 DR. Full basement, carport and sundeck. Full value for price $9800
Exclusive with A. V. Waite, Phone EV 5-8794, EV 3-1573

PROSPECT LAKE
6 Rooms, large LR with fireplace, large sunporch, cab kit, 4 BRs, 3-pce bath. This home is in a one-acre park-like lot with patio on lake level. Blacktop drive and 3-car carport. This lovely home is now for sale.
Full price $12,900
For information, contact J. DeMan, EV 4-2402.

WATERFRONT
5 Acres. Lovely situation and view. North Saanich, 4 BRs, 2 bathrooms, den. Nice LR, DR, kit, oil heat.
Price $24,000
Mr. Edwards, eves., Sid 623-R.

H. A. HUMBER LTD.
626 View St. EV 2-9161

$7,500, HAULTAIN BUNGALOW with charming appearance, open fireplace, no steps, large lot. Low down payment and balance easy monthly payments. This is a good home immediate possession. S. Hargrave Realtor, EV 4-9627 anytime.

150 HOUSES FOR SALE

B.C. LAND & Investment Agency Ltd.
Our 90th Year in Real Estate
GORDON HEAD
EXCLUSIVE
NEW HOME UNDER CONSTRUCTION
Fine sea views, this beautifully located home consists of living room, dining room, three bed rooms, cabinet kitchen with dining nook and 4-pc bathroom. Full high basement, oil HA heat. Double garage. Your inquiries invited.
Price $16,950
With terms.
Call Mr. J. Mackenzie, EV 4-4115 anytime
GOV'T STREET
(JAMES BAY)
3 SC SUITES
$3500 DOWN
(OR OFFER)
House in good condition, full basement, hot-air pipe furnace, newly painted outside. REVENUE $80 plus very good owner's suite consisting of living room with fireplace, pantry, large kitchen, stove included, 3-pce bath and large bedroom.
Price only $12,950
Submit your terms!
Call J. MacKenzie, EV 4-4115 anytime
UNSURPASSED VIEWS
SEA AND OLYMPICS
Start the new year right by buying this fine Oak Bay new cabled rancher. Enjoy the really wonderful views besides the comfort of living in spacious accommodation. 1,600 feet main floor plus some 1,300 feet ground floor level, three bedrms, master bedrm has 2-pce bathroom. There is also a 4-pce and another 2-pce bathroom. Nice LR, separate DR, de luxe kitchen. Utility. Inter-com system between rooms. UNFINISHED GROUND FLOOR. Rec room with FP; space for 2 fine bedrms. Roughed-in for 3-pce bathrm and other serviceable space. 2-car carport. Patio. Mahogany doors all rooms. It is vacant. Can be seen anytime by phoning me.
Price $30,000
Call Mr. Vivian Bagshawe, EV 4-4115 anytime
HIGH QUADRA
2-BR PLUS
CEDAR SHAKE
(Just Listed)
We are very pleased to offer this spacious bungalow, built by Pollard in 1941 and in immaculate condition throughout. Entrance and through halls, living room 16'x17', family dining room 11'x12.6', large kitchen wired for range, lots of cupboards, large utility off (this has also been used as a breakfast room), 2 large bedrooms, one with wall-to-wall carpet, 4-pc Pembroke bath. Finished concealed stair to space for 2 or 3 more bedrooms, partly studded in now. Full basement, oil heating, drive-in garage, sewer connected. For a fine comfortable home see this
one today at $13,500
(or clear title)
$4,000 CASH WILL HANDLE
Exclusive Listing
Please phone A. McGillivray, EV 4-4115 anytime.
UPLANDS BEAUTY
VIEWS AND CHARM
This fine 2-year-old home is offered here for the first time, and will be a pleasure to show you. Attractive brick and stucco exterior with attached double garage, ample grounds with oak trees. Interior—entrance hall to spacious living room, dining room and kitchen with all the latest features, plus large nook and utility area. View of Olympics and the sea. Two large bedrooms and beautiful bathroom. Open stair to lower-level entering into a delightful den or rec. room with open fireplace. The entire basement is improved with a nicely-furnished bedroom, 3-pc shower bath, workshop, and furnace room with Armstrong package oil heating plant. This home is first quality throughout and will bear the closest inspection.
Clear title. Price $29,500
View by appointment only.
Exclusive Listing.
Please call Mr. W. O. Cameron, EV 4-4115.
HIGH QUADRA
QUIET LOCATION
New split-level 3-bedroom home with just two steps to the front door and situated on a large easily-kept treed rocky lot. Attractive, large, L-shaped living room, dining, electric cabinet kitchen and 4-piece bathroom with colored fixtures. Half cement basement with level drive-in garage. Automatic oil hot-air heating. Discount for cash. Price $13,500
Call Mr. Hope, EV 4-4115 anytime.
B.C. Land & Investment Agency Ltd.
922 Gov't. EV 4-4115

FRASER BISCOE
750 PANDORA AVE. EV 3-9843
Drive-in Customer Parking
JUST $1750 DOWN
The balance like rent, this will give you an immaculate 4-room STUCCO BUNGALOW. Full basement, furnace, drive-in garage. Quiet street, close to bus and store.
Full price $8250
Ask for Mr. Wilkins, EV 3-9413, eves., EV 3-4960.
NEAR SACRED HEART SCHOOL
Neat, clean, compact 2-bedroom home. No steps. On large lot. Yours with terms
at only $8950
Alex MacLean, res. EV 3-7243; office EV 3-9413.
CEDAR HILL DONCASTER
A dandy 4-room BUNGALOW, full high basement, oil heat, attached carport. Drive by 1531 Pear St. Please do not disturb the owners.
Full price $9950
Call Mr. Wilkins at EV 3-9413 or eves., EV 3-4960.
PAT BAY HIGHWAY
6-Room TUDOR HOME plus GUEST COTTAGE situated on over 5 acres of excellent arable land with some berries, delightful view of sea and islands.
Full price $19,000
For further particulars and to view call Alex MacLean EV 3-9843 or eves., EV 3-7243.
ROCKLAND REVENUE HOME
Enjoy living in your own spacious furnished suite on a quiet boulevarded street. Each month draw your income from nine furnished rental units. Interior and exterior of this large building are in excellent condition. Full price with terms $26,250
Phone now for apptmt to view, Mr. Vandyke, office EV 3-9843, or res. EV 2-6827.
"$5770 - $5770"
Well-constructed older home, 3 bedrooms, living room with fireplace. Large lot with fruit trees. To view this call G. Seright at EV 5-6741 or GR 7-3673. Northwestern Securities of Victoria Ltd.
CEDAR HILL, POSSESSION FEB 28, $2,316.40 down—$13,975. Beautiful sparkling new NHA, 1,100 sq. ft. 3-bedrm bungalow with full basement, drive-in garage and Oil-O-Matic heating. Lovely garden lot 1 blk from school and bus. Call George Thorneloe, EV 3-7276, eves. GR 7-2771. Town & Country Homes Ltd., 1923 Quadra St.

150 HOUSES FOR SALE

Brown Bros. AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD MULTIPLE LISTING BUREAU
CUTE AND COSY
IDEAL FOR OLDER COUPLE
For anyone who is looking for a very neat and comfortable little home with part basement, hot air heating, 3 good-sized rooms and full bathroom, nicely landscaped lot, separate garage and workshop, small chicken house; quiet street, paved with sidewalks. Handy to town. Full price with generous terms $5950
Please ask for Mr. Lawson, Eves EV 2-4876, days EV 5-8771.
MOVE IN NOW
Make no mistake, this is a must, and you will be disappointed if you don't hurry and see this well-built and attractive new bungalow consisting of through-hall, cab-elec kitchen with mahogany cupboards, stainless steel sink, de luxe fan, eating space, beautifully decorated. Good-sized living room with fireplace bricked to ceiling with recesses for ornaments. There is also a dinette, 2 good-sized bedrooms, 4-pce bathroom with colored fixtures, full cement basement, automatic oil heat, drive-in garage. Full price with generous terms $10,950
For appointment to view please ask for Mr. Lawson. Eves EV 2-4867; Days EV 5-8771.
MAGNIFICENT SEA VIEW
SECLUSION and TREES
A beautiful new home, large living room, dining room with picture windows, perfect cab elec kitchen, 3 bedrooms, 4-pce vanity bathroom, bsmt has large rumpus room with picture window and fireplace. Auto oil heat. 2-car garage. Ideally set on 2 acres of treed property, 20 minutes from town.
Top value at $18,900
Cec. Pearce, EV 5-8771; Res EV 5-4621.
GLANFORD
IMMEDIATE POSSESSION
2 YEARS OLD
A nice 2-bedroom home. Living room with fireplace. Full basement with automatic heat. Drive-in garage. Just $2,700 down on the low price of $9950
Cec. Pearce, EV 5-8771; Res EV 5-4621.
VIEW SUPREME
ONE COULD NOT ASK FOR BETTER
VERY SPACIOUS
No. 1 CONSTRUCTION
1,450 sq. ft., carefully planned. LR 19x16 with wall-to-wall carpet, DR 15x10, 3 good bedrms, delightful kitchen with large nook. Thru hall, sundeck, garage and carport. Full basement, oil heat. Approx ½ acre lot on high ground with panoramic ocean view. This is an outstanding property and only 15 minutes car ride to town. 5% mortgage $10,000, payable $85 P.I.T. Full price asked is $19,950
Mr. Hill, EV 5-8771; Res EV 3-7585.
TRIPLEX
EXCEPTIONAL VALUE
Good solid building situated in Gorge district. Rental value $145. Two furnaces. Large lot. Terms can be arranged. A sound investment and a gift at only $10,500
Mr. Hill, EV 5-8771, EV 3-7585.

LANSDOWNE
Lovely, almost-new, 3-bedroom home in this popular area, with full basement, Oil-O-Matic furnace, with fenced landscaped lot. A wonderful buy at $13,950
Call Mrs. Fulton, EV 3-1953

TOLMIE
Charming little 4-room bung, only 11 years old, with full basement and hot-air furnace. Separate garage; nice garden. A wonderful 4½% mortgage on this. Excellent value at only $8850
Call Mrs. Fulton, EV 3-1953

FAIRFIELD
Close to the Sea
4-room, modern, stucco bungalow of over 1,050 sq. ft., with full basement, Oil-O-Matic furnace, drive-in garage. Owner is leaving and can give almost immediate possession. Very reasonable down payment will be considered, at the low price of ONLY $11,250
Call Mrs. Fulton, EV 3-1953

$1000 DOWN
(maybe less)
This 4-bedroom home, close to the sea, must be sold quickly to settle an estate. YOUR offer may be the one to take it. There are 6 good rooms, basement and furnace. Really a bargain!
(Some furniture included.)
Call Mrs. Fulton, EV 3-1953

ESQUIMALT
Brand new 2-bedroom stucco bungalow, with colored bath fixtures, all oak floors, full basement and Oil-O-Matic furnace. See this quickly, it is a bargain at ONLY $11,300
Mrs. Fulton, EV 3-1953

CITY BROKERAGE
1018 Blanshard
EV 4-5022

ISLAND HOMES LTD.
2510 Douglas Street EV 5-7511
NEAR VISTA HEIGHTS
DE LUXE BUNGALOW
This eight-year-old stucco bungalow is in immaculate condition throughout. Has one large LR with FP, large cab kitchen with nook, 2 large bedrooms and 4-pce bathroom. Full high basement with extra finished room. Electric hot water, dr-in garage. Price includes range. Good terms. Full price $10,500
only
EXCLUSIVE LISTING
Hurry and call Jack Robertson EV 3-5517 or EV 5-7511
BEAUTIFUL NEW BUNGALOW
This lovely home has everything LR with Roman tile FP, large elec cab kitchen with dining area, 2 choice bedrooms, all oak floors. Full high basement with pkg oil furnace, drive-in garage. Excellent location and nicely-landscaped lot. REDUCED FOR QUICK SALE $3,000 handles.
Full price $10,800
Mr Clarke or Mr. McDonald, EV 5-7511, GR 7-6510, GR 7-3318
$8200—4.7 acres. Subdivision possibilities.
$11,300—Attractive stucco, 5 rooms, oil heat, double garage, $3,000 cash.
$12,500—Modern stucco, 4½ rooms, basement hot water heat, large lot, $3,000 down.
$19,900—Duplex. Very attractive, new, must be seen. Fully modern. Terms.
$22,000—Modern duplex built only 3 years. F. Marsoni, EV 2-8111 EV 4-6625
CANADA TRUST

IF YOU WANT TO LOCATE CLOSE TO SCHOOLS in one of the city's most convenient areas, let me show you a selection of THREE-BEDROOM homes in the University district, priced from $12,750 to $14,900. N. A. Fraser, EV 4-9393, Res. EV 5-3751. Financial Survey Ltd.

150 HOUSES FOR SALE

BYRON PRICE
1314 QUADRA STREET
OAK BAY
$17,500 5¼% Mtge
Be sure and see this charming 2-year-old, 3-bedroom home. It has full basement, oil heat, golden oak floors and drive-in garage. Beautifully landscaped and fenced, on a quiet street of lovely homes. $7,500 will handle.
JACK MACKAY, EV 5-2458; Res, EV 2-9644
FAIRFIELD
$2750 DOWN
3 BEDROOMS
As you probably know it is just about impossible to find a new home in Fairfield with three good-sized bedrooms, a large L-shaped living-dining area, a large cabinet kitchen, through hall, full basement, garage and automatic oil heat. The reason being is that there are practically no lots where a new home can be built. Then again, because of the very great demand for this type of home in this very popular district housing here has a premium on price and down payment. This house we are advertising has to be built under contract. When it is built you have a house that would be priced as high as $17,500 using comparable Fairfield house evaluations. Yet the full price of this house and lot is $14,500
The down payment is $2,750 and this includes everything. The monthly payments are $77 plus taxes. Phone now to see the lot and plans. Remember there is only one. Please contact NELSON KRIENKE, or MURRAY DUFF, EV 5-2458 anytime.
AS LOW AS
$400 CASH
No Gimmicks
Yes, we can build an NHA 3-bedroom home, full basement, oil furnace, on one of these lots. Size 71.8x115, priced from $950 to $1,900 for the above down payment which also includes the lot, providing you can pay $129 PM, taxes included, for a short period. Payments will then drop to $75 P.M. For further information call SAM PATERSON EV 5-8592, GORDON MARSHALL, GR 9-2725 or JACK FELTON, EV 4-2784 or office EV 5-2458
BUILD NHA
ON YOUR LOT
By acting now, we can get you into your dream home by summer, be it in Cadboro Bay, in Rock Heights or any area you so desire. Let us give you a price on your plans, remember our slogan "BETTER HOMES FOR LESS BUILT BY SPECIALISTS," you will really be surprised just how little it takes to handle, all YOU have to do is Phone EV 5-2458
AL VIZARD
ANYTIME
BERNARD SHAW
NEW 2-BR
ONLY $6900
Yes, $6,900 is the full price of this 850 sq. ft. stucco home. Spacious 13'x19' living room, cabinet kitchen. Utility room is 8' x 9' with laundry tub. Tiled floors throughout. Cement drive to carport. On sewer close to bus and school. This won't last long, act now. Phone Lloyd Tinkham, office EV 5-2458 or Res. GR 9-4720 anytime.

HAGAR'S
SEA VIEW
CADBORO BAY
EXTRA LOT
$3000 DOWN
Call me to view this 8-room two-storey, stucco, older-type home. High location. Double plumbing. Sea view and extra lot. Full basement. Some repairs necessary. Quiet street. Clear title. Extra lot suitable to build on.
Full price $12,950
Exclusive
J. M. Taylor, EV 4-0531, eves., EV 4-9902.
LANSDOWNE AREA
Nicely situated on a double lot on quiet street. This home is offered at a very reasonable price. Huge living room and family-sized DR. Elec kitchen with smart panelled dining space. Two twin-size bedrms, with extra 2 rooms in the basement. O.E. oil furnace. Everything spotless.
Easy terms $13,900
A. MacPherson, EV 4-0531
OAK BAY SOUTH
NEAT, MODERN BUNGALOW
AUTOMATIC OIL HOT-WATER HEAT
Ideal for the couple who would like an attractive, modern and labor-saving bungalow with no steps and a small established garden. Consisting of pleasant living room with fireplace, dining area, convenient kitchen, utility room, 2 large bright bedrooms. Garage. Situated on a quaint street in a good residential area.
Price $13,850
Exclusive agents
A. S. Powell, EV 4-0531
SEA VIEWS
NO STEPS
Architect designed semi-Tudor containing charming 21-ft. living room with views out to San Juan Island. Good dining room, den, elec. kitchen, 2 twin-size bedrooms. Oil hot-water heat. Very lge utility room. Beautifully landscaped.
Clear title $15,500
2 Extra adjoining lots can be purchased.
A. MacPherson, VE 4-0531
Hagar & Swayne Ltd., 614 Yates St.

BUILD NHA
No Down Payment?
Own Your Lot?
Equity in Home?
We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-1232. Douglas Hawkes & Co., 817 A Fort Street.

SEA VIEW, GORDON HEAD
Situated high on a nice quiet cul de sac with a panoramic sea view that can never be obstructed is this just completed, three-bedrm home which is sure to appeal to discriminating people. Beautiful raised fireplace, etc. It will be a pleasure to show you this outstanding value. Full price $19,900.
CALL BOYD HILL, EV 5-6741, 24-hr. service. Northwestern Securities of Victoria Ltd.
BRAND-NEW 2-BEDROOM HOME. Reasonable. 3067 Albina St.—Phone EV 2-9724.

150 HOUSES FOR SALE

RITHET Consolidated Ltd.
EST. 1873 706 FORT ST.
CORDOVA BAY
6-rm home, 8 yrs old (no steps) over 1,300 sq. ft. Living rm 17x24, lge dining rm, cab-elec kitchen, 3 bedrms and utility. This corner property on main road with 2 big lots, has been operated as a retail business previously and if it could be re-zoned for commercial again, its value should nearly double.
Full price $12,500
J. LINDAL, EV 4-9879
H. HOOPER, EV 5-9080
or EV 2-4251.
TRADE
My client would like to have a newer and better house. He has a six-room bungalow at present, value about $9,000, and would like a trade for a modern 3-bdrm house with basement and space for RR. Will take over mortgage or pay cash for difference.
Call H. W. Blenkinsop
SMALL BOAT HAVEN AND MARINA
Sixty-two acres with year-round protected waterfront. Three cottages, store building, recreation hall, wharf, 2 boats. Lovely clamshell beach, good fishing. Abundance